

**2-4 Portland Walk, Barrow-in-Furness,  
Cumbria LA14 1DB**

For sale by Auction on 17/Feb/2022 (unless sold or withdrawn prior)



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## Property Information

### Freehold Ground Rent Investment

- Comprises two shops
- Located at the entrance to Portland Walk Shopping Centre
- Fully sublet to two tenants in occupation
- Nearby occupiers include JD Sports, Boots the Chemist, Greggs and Superdrug
- VAT-free Ground Rent

#### Auction

17/Feb/2022

#### Lot

#### Status

Available

#### Sector

Ground Rent

#### Auction Venue

Live Streamed Auction

### Location

**Miles** 67 miles north of Preston, 71 miles south of Carlisle  
**Roads** A590, A595, M6 (Junction 36)  
**Rail** Barrow-in-Furness  
**Air** Manchester Airport

### Situation

Barrow-in-Furness is a large town in west Cumbria and is one of the Lake Districts most important administrative and commercial centres. The property is situated in a prominent position on Portland Walk with nearby occupiers including JD Sports, Boots the Chemist, Greggs and Superdrug.

### Tenure

Freehold.

### Description

The property comprises two shops arranged on the ground and first floors.

### VAT

VAT is not applicable to this lot.

### Note

Please note the buyer will pay £500 plus VAT towards the Vendor's costs in addition to the cost of the searches. Please see Special Conditions of Sale.

### Completion Period

6 Week Completion

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### Tenancy & Accommodation

Floor	Unit	Tenant	Term	Rent p.a.x
Ground/First	2/3	MANAGEMENT INVESTMENTS LIMITED	Approx. 999 years from 01/08/2004 to 31/07/3003 (1)	Peppercom
Ground/First	4	TWO INDIVIDUALS	Approx. 999 years from 01/08/2004 to 31/07/3003 (2)	Peppercom
Total				Peppercorn

(1) Sublet to tenant trading as Vodafone

(2) Sublet to tenant trading as Max Spielmann



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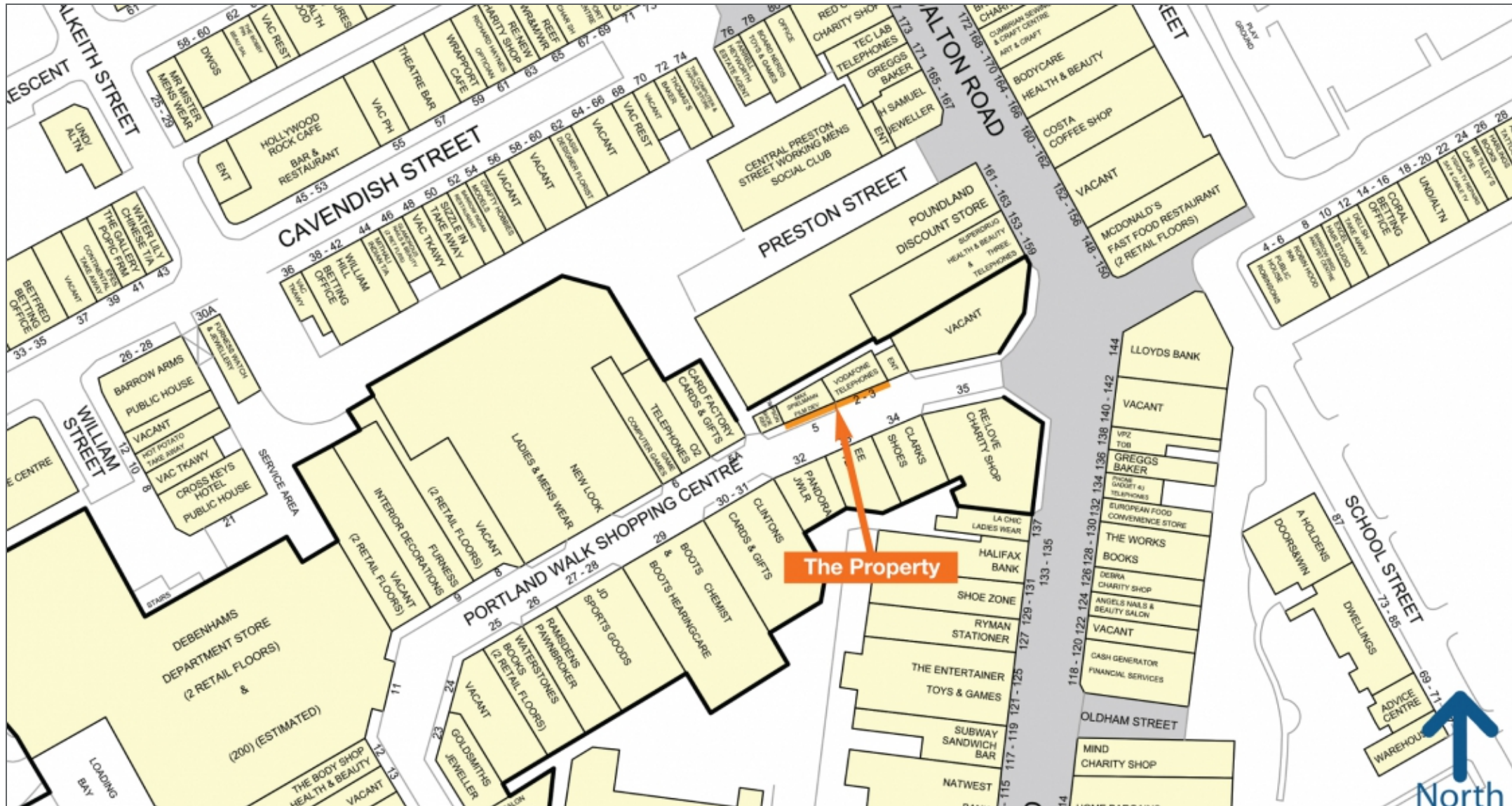
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## Contacts

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